ORDER RECEIVED FOR FILING

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Gwynnbrook Avenue at N/S

Byway Road

(201 Gwynnbrook Avenue)
4th Election District
3rd Councilmanic District

Kenneth E. Rogers, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 97-49-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 201 Gwynnbrook Avenue, located at Byway Road in Owings Mills. The Petition was filed by the owners of the property, Kenneth E. and Deborah A. Rogers. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (32' x 25' garage) which is larger than the principal dwelling, to be located outside the third of lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

MICROFILMED

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (32' x 25' garage) which is larger than the principal dwelling, to be located outside the third of lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) The garage shall not be used for any business or commercial purposes.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 9, 1996

Mr. & Mrs. Kenneth E. Rogers 201 Gwynnbrook Avenue Owings Mills, Maryland 21117

PETITION FOR ADMINISTRATIVE VARIANCE S/S Gwynnbrook Avenue at N/S Byway Road (201 Gwynnbrook Avenue) 4th Election District - 3rd Councilmanic District Kenneth E. Rogers, et ux - Petitioners Case No. 97-49-A

Dear Mr. & Mrs. Rogers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: People's Counsel

Printed with Soybean link on Recycled Paper





ESTIMATED POSTING DATE:

Petition for Administrative Variance

97-49-A	which is presently zoned DR 5
Petition shall be filed with the Office of Zoning Adm	ninistration & Development Management.
e undersigned, legal owner(s) of the property situate in eto and made a part hereof, hereby petition for a Variand	Baltimore County and which is described in the description and plat attached to from Section(s) 161 DEF, OF ACCESSORY STRUCTU
VD SECT 400 & I BOZR TO	PERMIT CONSTRUCTION OF AN ACCESSOR
RINGE LARGER THAN THE PRI	MIPAL DWELLING TO BE LOCATED
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ne Zoning Regulations of Baltimore County, to the Zoning	ng Law of Baltimore County; for the following reasons: (indicate hardship or
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1810 Nouse Case colling	led lever)
roperty is to be posted and advertised as pre	escribed by Zoning Regulations.
or we, agree to pay expenses of above Variance advertis	sing, posting, etc., upon filing of this petition, and further agree to and are to timore County adopted pursuant to the Zoning Law for Baltimore County.
bound by the zoning regulations and restrictions of bare	inflore County adopted pursuant to the Lorning Law to Country
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the
	legal owner(s) of the property which is the subject of this Petition
tract Furchaser/Lessee	legal owner(s) of the property which is the subject of this Petition Legal Owner(s)
raut Furchaser/Lessee	legal owner(s) of the property which is the subject of this Petition Legal Owner(s) MR KENNETH EWENE ROGER:
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ress State Zipcode mey for Petitioner: De or Print Name)	Legal Owner(s) Legal Owner(s) MENNETH ENGENE ROSER (Type or Print Name) Signature DEDRAH ANN OSERS (Type or Print Name) Signature DISTRICT Signature Address Phone No City Name, Address and phone number of representative to be contacted Name

Printed with Soybean Ink on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows.

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20/ GWYNNBROOK AVE
OWINGS MILLS MY. 21117 City State Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
SEE ATTACHED
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. Compared to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to provide additional information. Compared to provide additional information. Compared to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to provide additional information. Compared to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to pay a reposting and advertising fee and may be required to provide additional information. Compared to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a reposting and advertising fee and may be required to pay a repost of the fee and fee an
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this Sh day of Suite T, 19 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Libert O Delsaca Ann Logus
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal. Size, E Direction NOTARY PUBLIC
My Commission Expires: $10 - 30 - 56$

June 28,1996

STATEMENT OF TRACTICAL DIFFICULTY AND HAR HIP.

To whom it may concern; 97-49-A

The reason we are filing for the variance permit is our 2 sheds and carport are in very bad condition and are about 40 years old. Since we bought the property we have tried to improve and upgrade it for the community. We understand that this is a special permit. We plan to build onto the house or build a new house in the field. But at this time we can not afford to do so. Hopefully in the next year or two we can afford to. The only things the 25 x 32 garage will be used for is our antique car, riding mowers, yard tools, and snowmobile. When we bought the place it was in bad shape. The house looks very nice now and the community appreciates what we are trying to do. Enclosed we have community signatures showing they do not mind us removing the oldrun down sheds and carport and replacing them with a new 25 x 32 steel master building. It would be a big improvement to the community and also raise the property values. We appreciate the community and values and we hope we are permitted to make the change as requested.

Thank You Sincerely, Kenneth E. Rogers

Deborah A. Rogers

ALSO THIS IS THE BUSI MACK LOKE CHE BANGE
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201 GUYNN BROOK RIE.

BEGINNIAL AT A POINT ON THE INTERSECTION OF THE SOUTH SIDE OF BYWAY ROAD BEING. LOT 1 IN THE SUBDIVISION OF PLEASANT HILL PARK. AS RECORDED IN PLAT BOOK, WPC 7 FOLIO 65. IN THE 4TH ELECTION DISTRICT

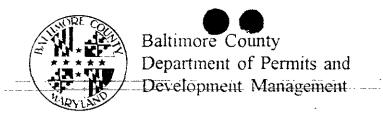
THE UNPERSIONED
ACCEPT RESPONSIBILITY FOR
THE INFORMATION DRAWN
BY BALTO COUNTY FOR
THIS APPLICATION FOR
VARIANCE

#66

CZRTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

97-49-A

1th a.19-96
District Dete of Posting
District Dete of Posting 9.14-96 Posted for: Administrative Cariance
Petitioner Roters
Location of property: 301 Surya Santa Ave
Location of property:
Location of Signe Vicutity Guynalbrook & Byway Rd
Remarks:
Posted by Schrack Date of return:
Rumber of Signs:



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING GRDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Item No.: 66 Petitioner: 16NNETH + DEBORAH TOGERS
Location 201 GWYNNBOOK AVE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: KEMNETH E. KOGERS
ADDRESS: 201 GWYNNBROOK AVE.
Owings MILLS, Md. 21117
PHONE NUMBER: (4/0) 356-9216



Baltimore County

Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re:

CASE NUMBER: 97-49-A (Item 66)

201 Gwynbrook Avenue

intersection of S/S Gwynbrook with N/S Byway Road

4th Election District - 3rd Councilmanic

Legal Owner(s): Kenneth Eugene Rogers and Deborah Ann Rogers

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

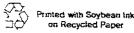
- 1) Your property will be posted on or before August 18, 1996. The closing date (September 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

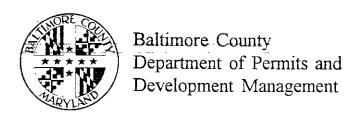
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon Director

cc: Kenneth and Deborah Rogers







Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Mr. and Mrs. Kenneth Rogers 201 Gwynnbrook Avenue Owings Mills, MD 21117

RE: Item No.: 66

Case No.: 97-49-A

Petitioner: Kenneth Rogers, et ux

Dear Mr. and Mrs. Rogers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

Zoning Supervisor

WCR/re
Attachment(s)



COIN OPERATED AMUSEMENT DEVICE APPLICATION

FEE: \$150.00

BALTIMORE COUNTY, MARYLAND

each machine per year.

DEPARTMENT OF PERMITS & LICENSES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204



APPLICATION DATE _____ 887-3616 LICENSE YEAR MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND". NAME OF BUSINESS PHONE # (Where devices will be operated) BUSINESS LOCATION _____ ZIP CODE NAME OF BUSINESS OWNER OR OPERATOR (please type or print) (Where devices will be operated) OWNER OF MACHINES (please type or print) OWNER OF MACHINES' ADDRESS ZIP CODE NAME OF APPLICANT (please type or print) Telephone Number Signature of Applicant Applicant's Title # OF DESCRIPTION SERIAL #(*) DATE INSTALLED Amusement DEVICES OF DEVICE FOR EACH AT THIS Device DEVICE LOCATION License # Fee ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING LAWS AND ANY OTHER LAWS AND REGULATIONS (* Serial numbers must be included; either the manufacturer's # or an owner assigned #.) ************************* BELOW LINE IS FOR OFFICE USE ONLY ******************* ZONING APPROVAL: DATE: TYPE OF ZONING/ MAXIMUM # DEVICES: Date Paid: ____ Cash Receipt # ____ Total Fee: ____ Date Issued: ____ Reference # ____ Data Entered ____ Initials ____ P&L:ADL1/92

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO:

PDM

DATE: 3/2//91

FROM:

R. Bruce Seeley

Permits and Development Review

DEPRM

SUBJECT:

Zoning Advisory Committee Meeting Date: (14, 96)

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: # 66

RBS:sp

BRUCE2/DEPRM/TXTSBP

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 22, 1996

Permits and Development

Management

FROM:

Pat Keller, Director

Office of Planning

SUBJECT:

Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffuy W. Long

Division Chief: Cayl. Kenns

PK/JL



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: August 23, 1996

Department of Permits & Development

Management

FROM:

Robert W. Bowling, C

Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting

for August 26, 1996

Items: "Use Permit-Parking", 033, 057, 058, 062, 063, 065, 066, 067,

and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

Baltimore County Government Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

DATE: 08/15/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 19, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:33,55,58,60,63,64,65,66,67,68,69 AND 71.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office. PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper りょいいいだい イニュ

Baltimore County Government Department of Community Development



One Investment Place Suite 800 Towson, MD 21204

887-3317 Fax 887-5696



David L. Winstead Secretary Parker F. Williams Administrator

Ms. Rosiyn Eubanks Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

8-16-96

Baltimore County Item No. 066 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

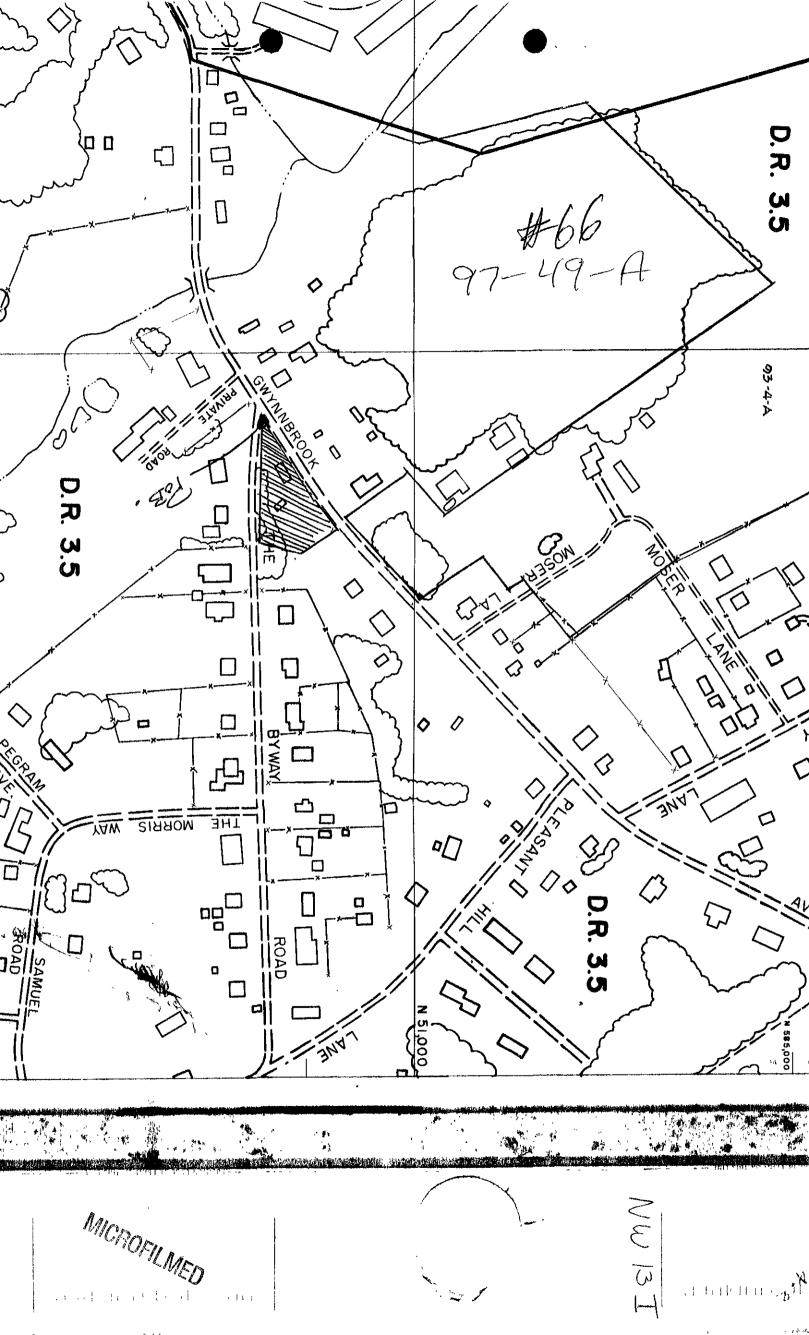
Ronald Burns, Chief Engineering Access Permits

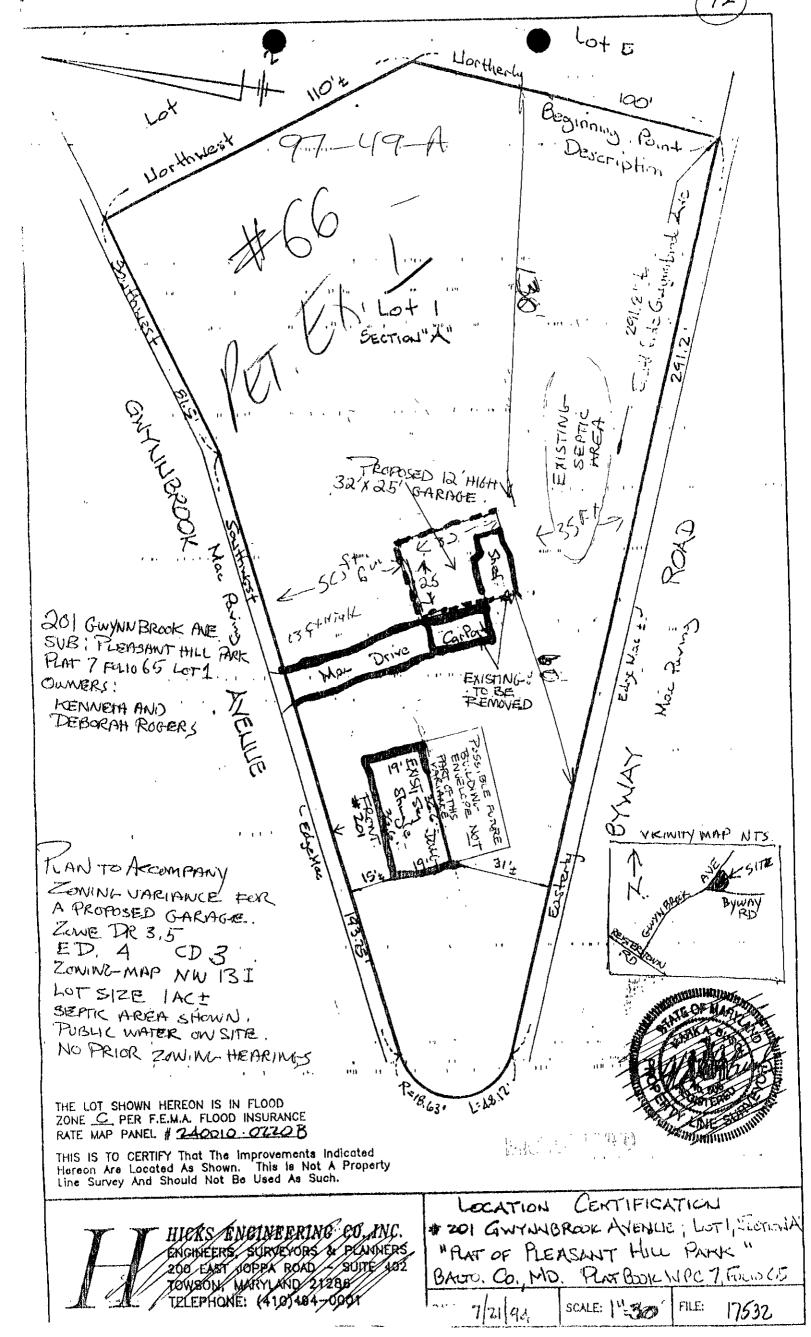
BS/es



THE UNDERSIGNED GIVE THEIR APPROVAL OF 25'X 32' GARAGE BEING BUILT AT 201 GWYNNBROOK AVE.

1	
NAME	ADDRESS
Martha Oshour	9 Byway RD
Shirley cole	7 Byway Rb
Setty Parry	10 Byreay &d
Laurie Little	209 Awynnbook
Whomam Danter	2049 mgm brook
Wellian H Allen	4 Bywry Rd
Danathy alden	2 Bisway Road
(in hoffe	211 John JACOL NOT
1	







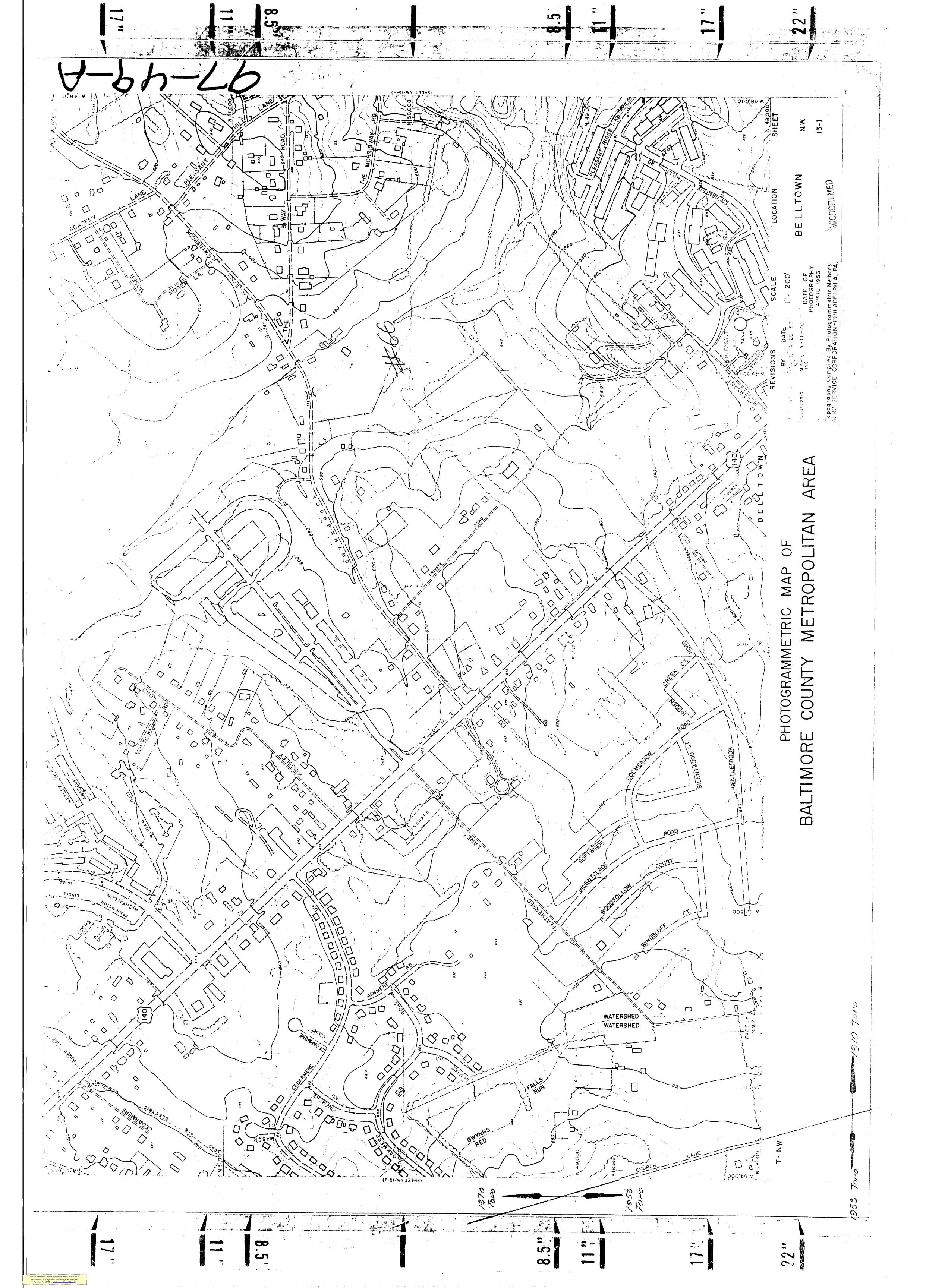
Shed AT GCOK PORT TO BE TORN DOWN 66



COR PORT NEXT TO HOUSE 66 to be Replaced by Garage.



Shed AND COR PORT TO BE TORN DOWN and RePLACED BY NEW PARAGE



FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 201 Gwynnbrook Avenue, located at Byway Road in Owings Mills. The Petition was filed by the owners of the property, Kenneth E. and Deborah A. Rogers. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (32' x 25' garage) which is larger than the principal dwelling, to be located outside the third of lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

IT IS ORDERED by the Zoning Commissioner for Baltimore day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (32' x 25' garage) which is larger than the principal dwelling, to be located outside the third of lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

> 3) The garage shall not be used for any business or commercial purposes. 4) When applying for a building permit, the site

plan filed must reference this case and set forth and

address the restrictions of this Order.

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

September 9, 1996

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Kenneth E. Rogers

RE: PETITION FOR ADMINISTRATIVE VARIANCE S/S Gwynnbrook Avenue at N/S Byway Road (201 Gwynnbrook Avenue) 4th Election District - 3rd Councilmanic District Kenneth E. Rogers, et ux - Petitioners

Dear Mr. & Mrs. Rogers:

Case No. 97-49-A

201 Gwynnbrook Avenue

Owings Mills, Maryland 21117

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

> LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

cc: People's Counsel

LES:bjs

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the Contract Purchaser/Lessee (Type or Frint Name) Attorney for Petitioner. that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Pegulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted. Zoning Commissioner of Baitimore County

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

which is presently zoned DR 5.5

for the property located at 21 GWWNBROOK AVE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

GARAGE LARGER THAN THE PRINCIPAL DWELLIM- TO BE LICCATED

hereto and made a part hereof, hereby petition for a Variance from Section(s) 161 DEF, OF ACCESSORY STRUCTURE AND SECT 400 . I BOZR TO PERMIT CONSTRUCTION OF AN ACCESSORY

CLITITE OF THE THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to

be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

Property is to be posted and advertised as prescribed by Zoning Regulations.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 201 GCYNNIBROOK HVE JUNGSMILLS MIN 2111

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

remally Eubene Koors 4. 1 Strongly

My Commission Expires: // 3c - 5/6

STATEMENT OF PRACTICAL DIFFICULTY AND HAR HIP.

To whom it may concern; The reason we are filing for the variance permit is our 2 sheds and carport are in very bad condition and are about 40 years old. Since we bought the property we have tried to improve and upgrade it for the community. We understand that this is a special permit. We plan to build onto the house or build a new house in the field. But at this time we can not afford to do so. Hopefully in the next year or two we can afford to. The only things the 25 x 32 garage will be used for is our antique car, riding mowers, yard tools, and snowmobile. When we bought the place it was in bad shape. The house looks very nice now and the community appreciates what we are trying to do. Enclosed we have community signatures showing they do not mind us removing the oldrun down sheds and carport and replacing them with a new 25 x 32 steel master building. It would be a big improvement to the community and also raise the property values. We appreciate the community and values and we hope we are permitted to make the change as requested.

> Thank You Sincerely, Kenneth E. Rogers

Deborah A. Rogers

11250 1412 15 1110 Blot with 158 118 GARAGE Fredham of the state of the form in the soll and The The MALLA CAMERT LOS LANGUAGE WAS ARE THE MELLINGE FOR IN THIS TO SHOULD BE A STORY OF THE The Part II MAYLINGAR THE CALL THE TAMERTY TE THE PRINT PARTY TO THE MARY WER THE SHIP

- TESCAIPTION. 201 GWYNN BROOK RIE.

BEGINNING AT A PRINT ON THE INTERSECTION OF THE SOUTH SIDE OF GWYNN BROCK AVE AND THE NORTH SIDE OF BYWAY ROAD BEING-, LOT 1 IN THE SUBDIVISION OF PLEASANT HILL PARK. AS RECORDED IN PLAT BOOK WPC 7 FOLIO 65. IN THE 4TH ELECTION DISTRICT AC±

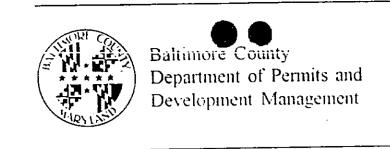
> I THE UNPERLICITED ACCEPT RESPONSIBILITY FOR THE INFORMATION DRAWN By BALTO COUNTY PERZ THIS APPLICATION FOR

CZZTIFICATE OF POSTING

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal

June 28,1996



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

	ARNOLD JABLON, DIRECTOR
For newspap	er advertising:
	Petitioners SAN- T CANNON- T- CARS
Locations -	My ALVINATE SYE
PLEASE FORW	ARD ADVERTISING BILL TO:
NAME:	<u> </u>
ADDRESS:	Or Children Coll. Are
•	

Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

August 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

CASE NUMBER: 97-49-A (Item 66) 201 Gwynbrook Avenue intersection of S/S Gwynbrook with N/S Byway Road 4th Election District - 3rd Councilmanic Legal Owner(s): Kenneth Eugene Rogers and Deborah Ann Rogers

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 18, 1996. The closing date (September 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD. THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

August 29, 1996

Mr. and Mrs. Kenneth Rogers 201 Gwynnbrook Avenue Owings Mills, MD 21117

> RE: Item No.: 66 Case No.: 97-49-A Petitioner: Kenneth Rogers, et ux

Dear Mr. and Mrs. Rogers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

R. Bruce Seeley

DEPRM SUBJECT: Zoning Advisory Committee Meeting Date: (lug 19, 96

Permits and Development Review

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

RBS:sp BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: August 22, 1996 Arnold Jablon, Director Permits and Development Management

Pat Keller, Director Office of Planning

an men grient i agmit

SUBJECT: Petitions from Zening Advisory Committee

The Office of Planning has no comments on the following petition(s): Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69 If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffry W. Long

Division Chief: Can Kens

ITEM33/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Arnold Jablon, Director Date: August 23, 1996 Department of Permits & Development

Robert W. Bowling, Chief Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting for August 26, 1996 Items: "Use Permit-Parking", 033, 057, 058, 062, 063, 065, 066, 067,

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb cc: File

700 East Joppa Road Towson, MD 21286-5500

Office of the Fire Marshal (410)887 - 4880

Baltimore County Government Fire Department

DATE: 08/15/96

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW Location: DISTRIBUTION MEETING OF AUG. 19, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:33,55,58,60,63,64,65,66,) 67,68,69 AND 71.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office. PHUNE 887-4881, MS-1102F

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Maryland Department of Transportation State Highway Administration

David L. Winstead Secretary Parker F. Williams Administrator

8-16-96

Ms. Roslyn Eubanks RE: Baltimore County Baltimore County Office of Permits and Development Management County Office Building, Room 109

Dear Ms. Eubanks:

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Smail at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Acres Ronald Burns, Chief Engineering Access Permits

My teleptione number is ______ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

